

105.0

0002

0003.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
860,000 / 860,000
860,000 / 860,000
860,000 / 860,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: O'CONNOR TIMOTHY P/ETAL	
Owner 2: O'CONNOR LINDA M	
Owner 3:	

Street 1: 39 MORNINGSIDE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 2559 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10320		Sq. Ft.	Site		0	70.	0.71	4									510,722						510,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10320.000	349,300		510,700	860,000		67377
							GIS Ref
							GIS Ref
							Insp Date
							02/11/14


Patriot Properties Inc.
 USER DEFINED

Prior Id # 1: 67377

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

8315

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	349,300	0	10,320.	510,700	860,000		Year end	12/23/2021
2021	101	FV	336,700	0	10,320.	510,700	847,400		Year End Roll	12/10/2020
2020	101	FV	336,500	0	10,320.	510,700	847,200		Year End Roll	12/18/2019
2019	101	FV	278,500	0	10,320.	510,700	789,200		Year End Roll	1/3/2019
2018	101	FV	278,500	0	10,320.	437,800	716,300		Year End Roll	12/20/2017
2017	101	FV	278,500	0	10,320.	408,600	687,100		Year End Roll	1/3/2017
2016	101	FV	278,500	0	10,320.	350,200	628,700		Year End	1/4/2016
2015	101	FV	277,300	0	10,320.	313,700	591,000		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RANDO ANTHONY F	1128-156		6/29/1994		267,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2006	349	Re-Roof	11,065			G7	GR FY07	
5/11/2004	351	Wood Dec	1,700					

ACTIVITY INFORMATION

Date	Result	By	Name
2/11/2014	Meas/Inspect	PC	PHIL C
6/9/2009	Measured	189	PATRIOT
10/27/1999	Meas/Inspect	263	PATRIOT
7/26/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	16 - Stone Vene	12%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade:	C+	Average (+)	
Year Blt:	1957	Eff Yr Blt:	1957
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wal:	% Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS												PARCEL ID		105.0-0002-0003.A				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

SPEC FEATURES/YARD ITEMS

COMMENTS

Bath: 1	Rating:	Fair	
Bath:	Rating:		
Bath: 2	Rating:	Average	
QBth	Rating:		
Bath:	Rating:		
IBth:	Rating:		
arFix: 1	Rating:	Average	
RESIDENTIAL GRID			

OTHER FEATURES

ENDO INFORMATION

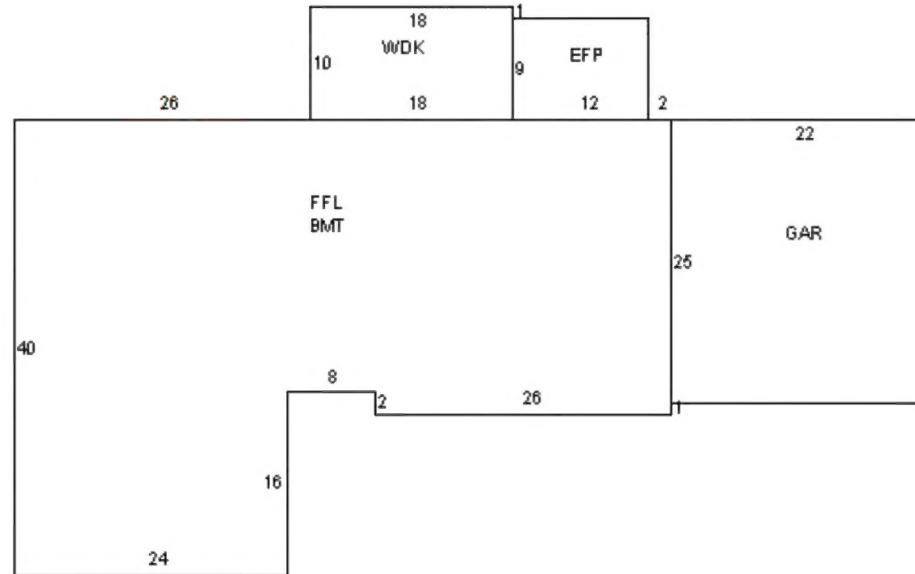
APPRECIATION

Condition:	AG - Avg-Good	26.%	Kitchen:		
Functional:		%	Baths:		
Economic:		%	Plumbing:		
Special:		%	Electric:		
Override:		%	Heating:		
Total:		26.4 %	General:		
					Totals
					1 6 3

LC SUMMARY

COMPARABLE SALES					
	Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ: 100.00					
Size Adj.: 1.22439814					
Const Adj.: 1.01112688					
Adj \$ / SQ: 123.802					
Other Features: 100898					
Grade Factor: 1.10					
NBHD Inf: 1.00000000					
NBHD Mod:	WtAv\$/SQ:	AvRate:		Ind.Val	
LUC Factor: 1.00					
Adj Total: 474597	Juris. Factor:		Before Depr:	136.18	
Depreciation: 125294	Special Features: 0		Val/Su Net:	77.73	
Appreciated Total: 349304	Final Total: 349300		Val/Su SzAd	191.08	

SKETCH



SUB AREA

SUB AREA DETAIL



AssessPro Patriot Properties, Inc.

IMAG

Special Features: 0	Val/Su Net: 77.73
Final Total: 640000	Val/Pu S-A: 101.32

Final Total: 349300 Val/SU SZAd 191.08